

# BOYNTON WATERS WEST 1-A

BEING A REPLAT OF LOTS 74, 75, AND 76, BOYNTON WATERS WEST 1, AS RECORDED IN PLAT BOOK 78, PAGES 67 THRU 70 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.  
SHEET 1 OF 1  
SEPTEMBER, 2000

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

THIS PLAT WAS FILED FOR RECORD AT 2:53 PM THIS 4th DAY OF Sept AD 2000 AND DULY RECORDED IN PLAT BOOK 78 ON PAGE 110.

DOROTHY H. WILKEN, CLERK  
CIRCUIT COURT

STATION NAME:  
CIBA  
803577.959  
935030.827

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT ESTATES OF BOYNTON WATERS WEST CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS BOYNTON WATERS WEST 1-A, BEING A REPLAT OF LOTS 74, 75, AND 76, BOYNTON WATERS WEST 1, AS RECORDED IN PLAT BOOK 78, PAGES 67 THROUGH 70 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, SAID LANDS SITUATED IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 74, 75 AND 76, BOYNTON WATERS WEST 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGES 67 THROUGH 70, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS CONTAINING 0.619 ACRES (26,979.496 SQUARE FEET) MORE OR LESS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATE AS FOLLOWS:

1. THERE ARE NO DEDICATIONS PER THIS PLAT

IN WITNESS WHEREOF, THE ABOVE-NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ESTATES OF BOYNTON WATERS WEST CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,

THIS 20th DAY OF September, 2000.

ESTATES OF BOYNTON WATERS WEST CORPORATION, A FLORIDA CORPORATION  
WITNESS: *Carol M. Hull* BY: *John B. Kennelly*  
JOHN B. KENNELLY, PRESIDENT

WITNESS: *J. Kennelly*

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.

BEFORE ME PERSONALLY APPEARED JOHN B. KENNELLY WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ESTATES OF BOYNTON WATERS WEST CORPORATION, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF September 2000.

*Candace Flaxman*  
CANDACE FLAXMAN, NOTARY PUBLIC  
STATE OF FLORIDA  
No. CC 944244  
exp. 6/1/04

**MORTGAGEE'S CONSENT:**

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 10438 AT PAGE 1208 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF September 2000.

WITNESS: *William F. Painter* COLONIAL BANK, AN ALABAMA BANKING CORPORATION  
WITNESS: *Madeline Kahalley* BY: *William F. Painter*  
WILLIAM F. PAINTER, SENIOR VICE-PRESIDENT

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.

BEFORE ME PERSONALLY APPEARED WILLIAM F. PAINTER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF COLONIAL BANK, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF September 2000.

*Madeline Kahalley*  
MADELINE KAHALLEY, NOTARY PUBLIC  
STATE OF FLORIDA

MY COMMISSION EXPIRES:

**TITLE CERTIFICATION:**

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.

I, JOHN S. KENNELLY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN THE ESTATES OF BOYNTON WATERS WEST CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE 2/7/2002 BY *John S. Kennelly*  
JOHN S. KENNELLY, ATTORNEY-AT-LAW LICENSED IN FLORIDA

**PALM BEACH COUNTY APPROVAL:**

COUNTY ENGINEER:  
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 7th DAY OF February 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *George T. Webb*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

**SURVEYOR'S NOTES:**

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF BOYNTON WATERS WEST 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 67 THROUGH 70, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH A REFERENCE BEARING OF NORTH 09°21'45" EAST ALONG THE CENTERLINE OF COBIA CIRCLE (TRACT A).
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS INSTRUMENT WAS PREPARED BY THOMAS D. LEE, P.S.M., IN THE OFFICES OF ATLANTIC CARIBBEAN MAPPING, INC. 3070 JOG ROAD, GREENACRES, FLORIDA 33467 - WWW.ACMIINC.CO
- COORDINATES SHOWN HEREON ARE GRID COORDINATES  
DATUM - 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT)  
ZONE - FLORIDA EAST ZONE  
LINEAR UNIT - U.S. SURVEY FOOT  
COORDINATE SYSTEM - 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED  
SCALE FACTOR = 1.0000293  
GRID DISTANCE = (GROUND DISTANCE) x (SCALE FACTOR)

BEARING ROTATION EXAMPLE (PLAT TO GRID)  
PLAT BEARING - NORTH 89°03'00" EAST  
GRID BEARING - NORTH 89°01'45" EAST  
ROTATION - 00°01'15" (COUNTER CLOCKWISE)

**SURVEYOR'S CERTIFICATE:**

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S."), HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED THIS 5 DAY OF October, 2000.

*Thomas D. Lee*  
THOMAS D. LEE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 5379

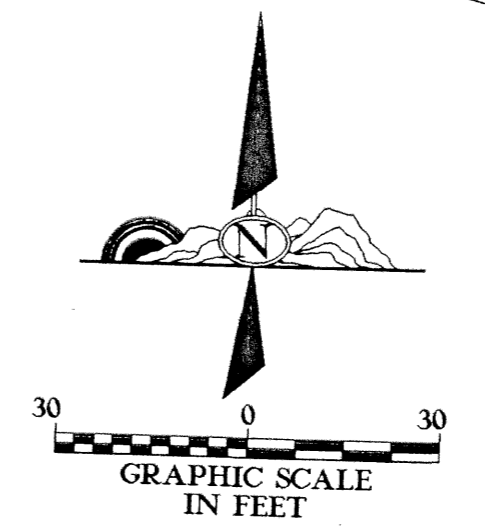
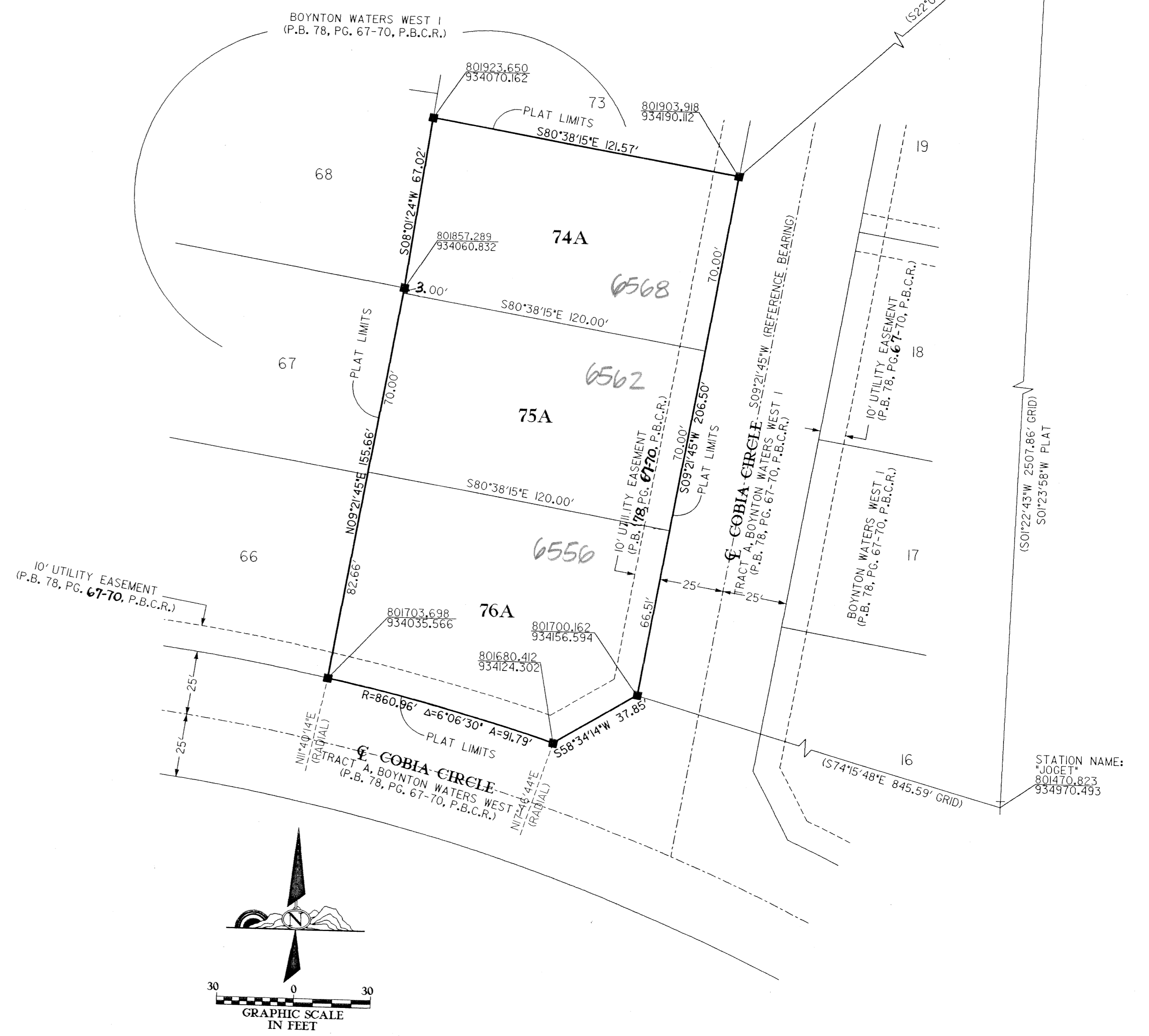
**LEGEND:**

- C = CENTERLINE
- N.T.S. = NOT TO SCALE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- P.G. = PAGE
- R/W = RIGHT OF WAY
- U.E. = UTILITY EASEMENT
- = PERMANENT REFERENCE MONUMENT (PRM)  
SET PRM # 4380

**TABULAR DATA:**

BOYNTON WATERS WEST 1-A  
PETITION NUMBER: 83-058  
TOTAL PLAT AREA: 10.619 ACRES/26,979.496 SQUARE FEET  
TOTAL DWELLING UNITS: 3 SINGLE FAMILY  
DENSITY: 4.85 UNITS PER ACRE

LOT 74A = 48,572.187 SQUARE FEET  
LOT 75A = 48,520.000 SQUARE FEET  
LOT 76A = 49,887.309 SQUARE FEET



SUBDIVISION: Boynton Waters West 1-A  
 BOOK: 74  
 PAGE: 110  
 PLAT MAP: 187A  
 ZONING: RT5  
 QUAD: 35  
 SE: 02-58  
 TAZ: 443  
 PUB NAME:

*Madeline Kahalley*  
MADELINE KAHALLEY  
NOTARY PUBLIC  
STATE OF FLORIDA

PROJ# 94-023 - CAD: 023-PL74.DGN

ATLANTIC - CARIBBEAN MAPPING, INC.  
3070 JOG ROAD - GREENACRES, FLORIDA 33467

PROFESSIONAL SURVEYORS AND MAPPERS  
LB4820